

INDIAN RIVER LAGOON – SOUTH C-23/24 RESERVOIRS

County: St. Lucie

Acreage: 1772 +/-

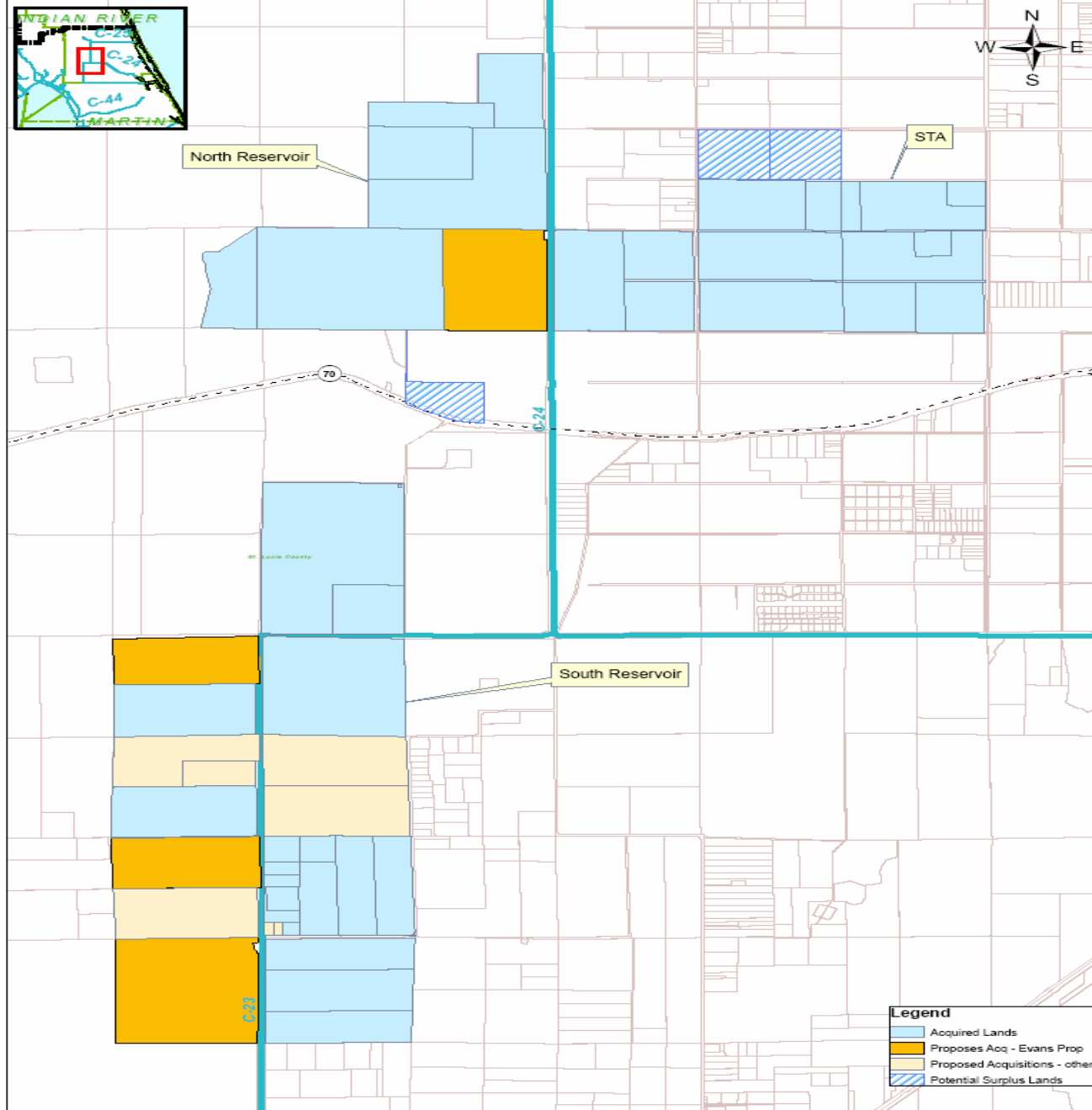
Cost: \$50,498,700

28% Above Appraisal

Benefits: Completes Acquisition of
North Reservoir

**80% Acquired in South
Reservoir**

**100% Acquired in
Stormwater Treatment Area**



Legend	
	Acquired Lands
	Proposed Acq - Evans Prop
	Proposed Acquisitions - other
	Potential Surplus Lands

ELEMENTS OF TRANSACTION

- **Condemnation as vehicle for acquisition**
 - **Cost paid over 3 fiscal years beginning 1/08**
 - **Title to entire property passes upon 1/08 payment**
 - **4% interest on remaining payments**
 - **Leaseback at \$20/acre, triple net, annual increase tied to CPI**
 - **6 month termination notice for any reason**

■ A RESOLUTION OF THE GOVERNING BOARD OF THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT TO:

■ (1) AUTHORIZE EMINENT DOMAIN PROCEEDINGS FOR THE ACQUISITION OF CERTAIN LANDS CONSISTING OF 1,772.53 ACRES, MORE OR LESS, SUBJECT TO ADJUSTMENTS BASED ON AN APPROVED SURVEY, FOR THE INDIAN RIVER LAGOON – SOUTH CERP PROJECT, IN ST. LUCIE COUNTY, TO BE STYLED SOUTH FLORIDA WATER MANAGEMENT DISTRICT VS. EVANS PROPERTIES, INC., AND FILED IN THE 19th CIRCUIT COURT FOR ST. LUCIE COUNTY, FLORIDA, AND;

■ A RESOLUTION OF THE GOVERNING BOARD OF THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT TO:

■ (2) APPROVE ENTERING INTO A STIPULATED ORDER OF TAKING AND A STIPULATED FINAL JUDGMENT IN THE ABOVE EMINENT DOMAIN ACTION, IN THE AMOUNT OF \$50,498,700, TOGETHER WITH GROWTH FACTOR OF \$1,997,504.13, AND ANY ASSOCIATED COSTS, FOR WHICH DEDICATED FUNDS (NATURAL RESOURCES CONSERVATION SERVICE – WETLANDS RESERVE PROGRAM) ARE AVAILABLE SUBJECT TO A BUDGET AMENDMENT AND DEDICATED FUNDS (SAVE OUR EVERGLADES TRUST FUND) ARE AVAILABLE AND FOR WHICH THE REMAINING MONIES WILL BE PAID THEREAFTER FROM LEGALLY AVAILABLE FUNDS, AS WELL AS STATUTORY ATTORNEYS' FEES, EXPERT FEES, AND COSTS IN THE AMOUNT OF \$4,892,791.42, FOR WHICH AD VALOREM FUNDS (CERP AD VALOREM) ARE AVAILABLE, AND FOR WHICH THE REMAINING MONIES WILL BE PAID THEREAFTER FROM LEGALLY AVAILABLE FUNDS; AUTHORIZE BUDGET TRANSFERS OF DEDICATED FUNDS (SAVE OUR EVERGLADES TRUST FUND) FROM CERP PROGRAM SUPPORT TO INDIAN RIVER LAGOON-SOUTH (CERP PROJECT); AND OF CERP AD VALOREM FUNDS FROM BISCAYNE BAY COASTAL WETLANDS (CERP PROJECT) TO INDIAN RIVER LAGOON-SOUTH (CERP PROJECT); APPROVE DECLARING SURPLUS, DISPOSAL OF, AND REMOVAL FROM THE ASSET RECORDS OF ANY STRUCTURES OR IMPROVEMENTS DEEMED UNNECESSARY FOR THE STATED PURPOSE OF THE LAND ACQUISITION; APPROVE ENTERING INTO A NEGOTIATED LEASE AS PART OF THE STIPULATED FINAL JUDGMENT; AND AUTHORIZE THE GENERAL COUNSEL OR A LEGAL OFFICER DESIGNATED BY THE GENERAL COUNSEL TO EXECUTE A STIPULATION FOR ORDER OF TAKING AND FINAL JUDGMENT; AND PROVIDING AN EFFECTIVE DATE.

A RESOLUTION OF THE GOVERNING BOARD OF THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT REQUESTING THE RELEASE OF FUNDS FROM FLORIDA FOREVER TRUST FUND BY THE DEPARTMENT OF ENVIRONMENTAL PROTECTION FOR THE ACQUISITION OF LAND INTERESTS CONTAINING 1,772.53 ACRES, MORE OR LESS, SUBJECT TO ADJUSTMENTS BASED ON AN APPROVED SURVEY, IN THE TOTAL AMOUNT OF \$50,498,700.00 AND ASSOCIATED COSTS, TOGETHER WITH GROWTH FACTOR IN THE TOTAL AMOUNT OF \$1,997,504.13, AND STATUTORY ATTORNEYS' FEES, EXPERT FEES AND COSTS IN THE AMOUNT OF \$4,892,791.42; FOR THE INDIAN RIVER LAGOON – SOUTH CERP PROJECT IN ST. LUCIE COUNTY, FLORIDA; PROVIDING AN EFFECTIVE DATE.

A RESOLUTION OF THE GOVERNING BOARD OF THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT REQUESTING THE RELEASE OF FUNDS FROM SAVE OUR EVERGLADES TRUST FUND BY THE DEPARTMENT OF ENVIRONMENTAL PROTECTION FOR THE ACQUISITION OF LAND INTERESTS CONTAINING 1,772.53 ACRES, MORE OR LESS, SUBJECT TO ADJUSTMENTS BASED ON AN APPROVED SURVEY, IN THE TOTAL AMOUNT OF \$50,498,700.00 AND ASSOCIATED COSTS, TOGETHER WITH GROWTH FACTOR IN THE TOTAL AMOUNT OF \$1,997,504.13; FOR THE INDIAN RIVER LAGOON – SOUTH CERP PROJECT IN ST. LUCIE COUNTY, FLORIDA; PROVIDING AN EFFECTIVE DATE.